

**New School Buildings and Ancillary Facilities,
Holmesdale School, Snodland – TM/04/3358**

A report by Head of Planning Applications Unit to Planning Applications Committee on 14 December 2004

TM/04/3358 - Application by Kent County Council and Kent Education Partnership for the demolition of existing school buildings and provision of new school buildings together with car parking areas, landscaping and temporary mobile classrooms – Holmesdale School, Malling Road, Snodland.

Recommendation: Permission be granted subject to conditions.

Local Members: Mrs S Hohler

Classification: Unrestricted

Site

1. Holmesdale School is located off of Malling Road in Snodland. The 7.8 hectare steeply sloping site currently comprises a mixture of buildings (including temporary buildings), hard play areas and playing field. The school site is divided by a public footpath (MR75), which runs from Malling Road to Hollow Lane/Tom Joyce Close and it is the area to the South of the footpath which is the subject of the planning application (see attached plans). Housing surrounds the site and St Katherine's Primary School is located to the north of the site.

Background

2. This application is one of six applications submitted for secondary schools across Kent that form part of the Kent County Council Schools Private Finance Initiative (PFI) Scheme. This current scheme aims to initially redevelop six schools but the overall initiatives could ultimately involve over 100 schools in Kent. In most cases, the schemes would involve the demolition of existing inadequate or unsuitable buildings and the provision of high quality new/refurbished accommodation but in some cases it would involve the relocation of a school to a new site. The aim is to provide in each case high quality accommodation that meets the needs of the modern curriculum, including any specialist status and to promote Adult Education and Life Long Learning for the benefit of the community.
3. KCC is progressing this first tranche of work with a private sector provider, known collectively as the Kent Education Partnership. Since KCC continues to have a significant interest in the short term provision, the medium term management and the long term inheritance of these schools, the planning applications are to be determined by the County Planning Authority.
4. As Members will be aware, this application was the subject of a Member site meeting on 15 November 2004. A copy of the note from the meeting appends this report.

Proposal

5. The application proposes the demolition of the existing school buildings and the provision of new school buildings together with car parking areas, landscaping and temporary mobile classrooms. A total of 9,980 m² of accommodation is proposed, of which 8,916 m² is new build and 1,064m² is existing. It is proposed that the development

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would be built in phases and that temporary accommodation would be provided whilst construction is taking place. This temporary accommodation includes a temporary art block and temporary staff parking is also proposed. The applicant's agent has advised that details of the number and precise location of the temporary buildings will be submitted at a later date.

6. The current school roll is 591 and the applicant has advised that as a result of the development, the school would have capacity for up to 100 pupils with capacity for up to 100 sixth form pupils.

Buildings

7. It is proposed to consolidate the school onto a single site to the south of the public footpath and a compact layout is proposed, which the applicant has stated would reduce pupil movement and disruption between lessons. The Wolfe building to the north of the footpath would then function as a separate Adult Education Centre and the Grange Park Special School 16-19 Unit would be located within the ground floor of the new development. Whilst it is proposed to demolish the majority of the buildings on the application site, the existing Harvey building, which is located towards to the eastern part of the site would be retained. The Harvey building would then be connected to new buildings to the north and west (see attached plans).
8. The new school buildings would generally be two storeys in height and would have very shallow pitched roofs. Due to the increased height needed for the gymnasium and sports hall these facilities have been proposed on a lower part of the site. A combination of brickwork, profiled aluminium cladding, aluminium windows and render is proposed for the buildings along with detailing which includes the use of a number of coloured window panes and variations in the cladding line along the elevations (see attached plans).
9. The overall layout of the development has been designed so that a central 'spine' would run through the school connecting the buildings. A number of courtyards/hard play areas would be created between the different buildings to allow pupils to go outside between lessons and large covered canopies are proposed to protect pupils from rain in poor weather.

Highways

10. The site's vehicular entrance/exit is from Malling Road and it is intended to retain this along with a drop off point for vehicles. The northern access is currently an 'out' only arrangement and the southern access currently allows for vehicles to exit and enter the site. Currently there are 94 car parking spaces at the site and these consist of unmarked and marked spaces. Within the site it is proposed to rationalise the parking and to provide the majority of spaces in close proximity to the retained Harvey building. A small number of additional parking spaces would also be provide in the north east corner of the site. As a result of the development, 114 marked out spaces would be provided at the site (see attached plans). It is also intended that cycle parking racks be provided as part of the development although details of these racks are currently awaited.
11. The applicants have submitted a Transport Assessment as part of the application. It is understood that it is the School's intention to produce and submit a School Travel Plan and that the Travel Plan would be ready for implementation prior to the opening of the new college development, should the development be granted planning permission.

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Landscaping

12. A number of trees would be removed as a result of the proposed development and a landscaping scheme has been submitted as part of the application to mitigate for this. The submitted scheme includes the provision of new trees, shrubs, hedging, amenity grass and wildflower grass and the applicant has advised that full landscaping details are to follow.
13. The applicant has also submitted separate assessments of archaeology and ecology and a report on the herpetofauna surveys that have been undertaken.

Development Plan Policies

14. The Development Plan Policies summarised below are relevant to consideration of the application:

(i) The adopted 1996 **Kent Structure Plan**:

Policy S1	Seeks sustainable patterns and forms of development.
Policy S2	Seeks to conserve and enhance the quality of Kent's environment.
Policy S9	Has regard for the need for community facilities and services, including education.
Policy ENV2	Seeks to conserve and enhance Kent's landscape and wildlife.
Policy ENV15	New development should be well designed and respect its setting.
Policy ENV16	Seeks to balance the best use of land in built-up areas against the objective of maintaining and where possible improving, urban environmental quality.
Policy ENV18	Important archaeological sites should be protected and where possible enhanced. Where development would affect an archaeological site preservation in situ or investigation and recording will normally be sought.
Policy ENV20	Requires development to be planned and designed so as to avoid or minimise pollution impacts.
Policy NR3/4	Development in relation to groundwater and surface water resources
Policy T17	Development will normally be required to provide for vehicle parking on site in accordance with Kent County Council's Vehicle Parking Standards.
Policy SR3	Provides protection and enhancement of the Public Rights of Way network.

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(ii) The Deposit 2003 Kent Structure Plan:

Policy SP1	Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development.
Policy E3	Seeks to conserve and enhance Kent's landscape and wildlife habitats
Policy E8	Seeks to protect, maintain and enhance important wildlife habitats.
Policy QL1	Development should be well designed and respect its setting.
Policy QL8	Seeks to protect and enhance important archaeological sites and their settings.
Policy QL12	Seeks to protect existing community services. Flexibility in the use of buildings for mixed community uses and the concentration of sports facilities at schools, will be encouraged.
Policy QL13	Seeks to accommodate local community services within new residential, commercial and mixed use developments.
Policy QL18	Seeks amongst other things to protect and improve where possible Public Rights of Way
Policy TP19	Development proposals must comply with the respective vehicle parking policies and standards adopted by Kent County Council.
Policy NR4	Requires development to be planned and designed so as to avoid or minimise pollution impacts.
Policy NR7	Development will not be permitted where it would give rise to an unacceptable impact on the quality or yield of Kent's watercourses, coastal waters and/or ground water resources.

(iii) The adopted 1998 Tonbridge and Malling Local Plan:

Policy P3/8	Governs development in relation to the loss of trees and the provision of replacement planting
Policy 3/11	Seeks appropriate surveys and advice to be undertaken where land may be contaminated and where surface and groundwater resources may be at risk
Policy P3/14	Seeks to protect surface and groundwater resources
Policy 3/16	Development will not be permitted where outputs from the proposed use would have an unacceptable adverse effect on the air/land or water quality of the area.
Policy P3/17	Governs development in relation to noise

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Policy P4/3	Governs Development in relation to sites of archaeological significance.
Policy P4/10	Seeks to refuse permission for development within or adjoining important green spaces unless the need for the development is over-riding and proposals would not adversely affect the contribution which the spaces make to the character and quality of the townscape. Enhancement of retained areas is required where practicable.
Policy P4/11	Development should be well designed and respect its setting
Policy P7/14	Seeks to promote the maintenance and improvement of the existing network of public rights of way and where appropriate seek the provision of new public rights of way
Policy P7/18	Expects new development to make satisfactory provision for the off-street parking of vehicles in accordance with the adopted Vehicle Parking Standards
Policy P8/1	Seeks to permit developments where it can be demonstrated that the service and community infrastructure necessary to the development is available.

Consultations

15. **Tonbridge and Malling Borough Council:** raises no objections to the development, subject to KCC satisfying itself that the following matters have been appropriately covered:

- (1) Re-siting of the bin store away from the properties in St. Katherines Lane
- (2) Submission of travel plan
- (3) Submission of an archaeological programme of works
- (4) Submission of a programme of construction works traffic movements and timings
- (5) Further studies and mitigation works to be carried out as detailed by the ecological and herpetofauna studies
- (6) Full parking provision of 106 spaces minimum should be provided on site
- (7) The drop off area from Malling Road should be enlarged to increase car and coach capacity
- (8) The area between Sammays Youth Club and Malling Road should be set aside for outdoor recreation for the Youth Club
- (9) Involve the the Borough Council's Director of Leisure in detailed discussions with regard to the community access for the sports facilities proposed.

Snodland Town Council: No objections.

The Environment Agency comments on the desktop study and phase 1 investigation regarding contaminated land. Recommends further investigations of hydrocarbon spillage's at the site to determine any remediation works required and that these should be carried out and relevant proposals agreed with the County Planning Authority before any site clean up works are commenced. Makes specific comments on the investigation of drainage runs and the impact on the aquifer. Comments that if permission is granted for the proposal that the relevant planning conditions should not be discharged until such

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time as all relevant works are complete and a closure report submitted and approved by the County Planning Authority. Any construction on site should not commence until this approval has been granted. Comments on the developer as waste producer's duty of care. No soakaways should be constructed in contaminated land. Any new drainage details intended to pass to soakaway should be agreed with the Environment Agency before construction commences.

EDF (Seaboard) raises no objection and comment that it is important to ensure that all cables are made dead before demolition work is carried out.

National Grid no comments received

The Area Transportation Manager initial comments received state: is satisfied with the assessment work that has been undertaken and that parking provision accords with Kent Parking Standards. Is surprised that no further thought has been given to the widening of the existing footpath between Tom Joyce Close and Malling Road to a segregated footway/cycleway and there appears to be scope to use school land to achieve this. As this is an existing Public Right of Way the conversion would be subject to a Cycle Track Order which could attract objections. In order to ensure that the consent is not dependent on the outcome of the Order, suggests that money is made available to the Highway Authority to pursue this and estimates this cost at being approximately £35,000.

Final comments currently awaited.

Jacobs Babbie (Landscaping) raises no objections in principle to the proposals. Comments on the elevated nature of the site and that views from the surrounding housing are likely to be affected. The landscaping proposals should address this. Suggests additional tree planting to the main entrance, and that generally more planting would be appropriate for the site. Comments that the final plant schedule should reflect the site context and local character. Considers it appropriate to indicate proposed and existing levels and the relationship of finished floor level and external spaces. Proposed lighting, location of contractors compound and any new service runs should also be shown.

Public Rights of Way Unit: The development impacts upon Public Right of Way MR75. In order to ensure public safety during development, the temporary closure of the route will be necessary. Outlines the basis on which the temporary closure would be processed. The footpath provides access to the school site as well as access for local residents. Comments that the path surface should be improved by the developer to encourage greater use of the footpath as a means of access for pupils. This would be in line with Local Transport Plan policies to increase the number of journeys taken other than by car.

County Archaeologist comments that the site has considerable potential for archaeological remains and that there are several buildings of architectural historic interest on the site. States that it would be preferable to retain and enhance the historic buildings and structures and to incorporate these into the new scheme but if it is decided that demolition of these buildings is essential, they should be subject to historic building recording work first. With regards to buried archaeology, archaeological evaluation works followed by appropriate mitigation measures, such as preservation in situ or if this is not possible preservation be record, needs to be undertaken.

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Recommends that conditions are placed on the planning permission covering these factors.

Sport England raises no objections.

Countryside Policy and Projects Group comments that the proposed site does not have any designation for nature conservation and that the Kent Habitat Survey does not identify any semi-natural habitats on site. As such the site is likely to be of limited value for wildlife. A number of old buildings are found on site and the presence of bats cannot be discounted. Wishes to see copies of the bat surveys when they are available. If bats are found to be present, the applicants will need to develop a suitable mitigation plan for approval by English Nature. Is happy with the Herpetofauna Survey. Considers that given the limited value of existing habitats on site that incorporating the measures described in the ecological scoping report into the landscaping programme should result in biodiversity gain.

Recommends that the applicants proceed with the suggested additional survey work for great crested newts. Notes that the applicants are already consulting on the most appropriate method of survey and once this work has been undertaken, wishes to see a copy of the results. Wishes for the required surveys to be undertaken and for the results to be submitted prior to determination of the planning applications as the presence of European Protected Species is a material consideration.

Police Architectural Liaison Officer makes a number of comments on the location of the school and the design of the proposed development.

Considers the Public Right of Way to be an issue. A defined entrance to the school is needed and the footpath should be redirected or removed. Alternatively the footpath could have clear signage stating 'Access to School Only' and the footpath could be gated and closed off outside of school hours. Good signage is needed for the entrance and drop off area. Comments on the use of a security barrier, staff and CCTV surveillance in this area.

Suitable boundary treatment is required, this should be 2.0m paladin weld-mesh, plastic coated in green or similar. Careful consideration should be given to external lighting and this should be worked out in accordance with the CCTV cameras. The play areas would have far less natural surveillance than the rest of the school buildings shell. The parking areas need to maximise natural surveillance and the line of trees proposed would seriously reduce this. CCTV should cover the new parking area and asks whether there are any other plans for surveillance of this area. Natural surveillance should be encouraged where ever possible with planting that will remain at a low level of 1.0m with trees having a canopy above 2.0 metres.

The design of the building development would result in a lot of recesses/hiding places with no surveillance opportunities. Where possible recesses should be avoided. CCTV would only show what happened after the event. All doors and windows should be of a high security standard. Wheelie bins should be secured away from the school building.

Has concerns about the external spiral staircase systems and believes that it would be better to incorporate the staircase within the building, using laminated and toughened glazing, thereby maximising natural light into the building.

Concerned about the location of the reception and that having entered the building, people could disappear without trace into the building or school grounds.

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Local Member(s)

16. The local County Member for Malling Rural North, Sarah Hohler was notified of the application on 27 September 2004. No written comments have been received to date.

Publicity

17. The application was publicised by an advertisement in a local newspaper, the posting of four site notices and the notification of 112 neighbouring properties.

Representations

18. One letter of representation have been received to date from Little-uns Day Nursery which states that the nursery has rights of access and use of a car park on the site written into their lease with KCC. Development of the site would affect access to the nursery for staff and parents.

Discussion

19. The application has to be considered in relation to its location, design and the need for the proposal set against the impact of the proposal in the context of the Development Plan. Section 54A of the 1990 Act requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal will need to be considered in the light of the Kent Structure Plan and Tonbridge and Malling Local Plan policies.

Location

20. It is proposed to consolidate the school onto a single site to the south of the public footpath (see attached plans). A compact layout is proposed, which I believe represents an effective use of the site given its topography and its position in the surrounding area. The footprint of the new buildings would be largely over the footprint of the existing buildings at the site however it would be more compact. The development would not encroach any closer to properties to the north of the public footpath than at present and would be at their closest point 21 metres from the façade of the nearest residential property. The school's existing playing field, and specifically its marked out playing pitches, would also remain largely unaffected. Overall therefore I consider the location of the development to be acceptable in principle, subject to the detailed design and no adverse impacts arising from the development.

Design

21. Development Plan Policies require new developments to be well designed and respect their setting. The removal of the temporary accommodation at the site, (which should be required by condition) and the removal of the older buildings, which are outdated and very different in style and materials, would be in line with these Development Plan Policies. It needs to be considered therefore whether the proposed design of the development is an appropriate design solution to the School's accommodation problems.

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22. With regard to the design approach that has been taken, the applicant has stated that unifying the site was fundamental to the success of the scheme and recognising and integrating the local landmark of the Harvey building into the overall framework determined a plan that located most of the new buildings along the top part of the sloped element of the site. The principle goal of the design approach was to create efficient and effective internal space and the external architectural modelling flowed from this.
23. What is proposed is a series of new buildings that would be generally two storeys in height with shallow pitched roofs. A central 'spine' would run through the school which would connect the buildings and the existing Harvey building would form the main entrance to the site (see attached plans). It is proposed that a combination of brickwork, profiled aluminium cladding, aluminium windows and render would be used for the development. Detailed design features such as the use of coloured panes and variations in the cladding line are also proposed.
24. No objections have been received about the general design of the development and I believe that the materials chosen would result in a high tech modern appearance to the development. There is the potential with the materials that are proposed, for the development to have a commercial type appearance with a very utilitarian style. However, I believe that the detailed design features, for example the arrangement of the windows, help to break up the elevations and add visual interest to the scheme. Additionally, there is the potential with aluminium cladding for glare to occur which impacts on residential amenity. Whilst I understand that the cladding would be coated in a matt finish, it would be important for samples of all of the materials that are proposed to be submitted for approval prior to the development commencing. With regard to the scale and bulk of the development, I consider these to be acceptable given the dimensions of the overall site. Whilst in some areas, for example to the south of properties in Tom Joyce Close, what is proposed would be higher than existing, given the distances involved, I do not consider that it would have an unacceptable impact on residential amenity.
25. Kent Police's Architectural Liaison Officer has raised a number of detailed design issues, many of which are school security issues rather than material planning considerations and as such these comments have been passed to the applicants for their information. Additionally, many of the issues that have been raised can be addressed when a detailed landscaping scheme is submitted (see paragraph 26 below). A key concern of Kent Police relates to the proposed external staircases and as a result of the concerns that have been raised the applicant is now proposing to amend the staircases, removing the stairway to the south of the entrance and replacing the spiral stairs with a straight flight of stairs with a mid flight landing. Amended plans with details of the above are currently awaited and could be required by condition. A further issue that was raised by Kent Police and the Borough Council was the location of the bin store. The applicant's agent is now proposing to move this further east (to the other side of the car parking area). Again specific details of this could be required by condition.

Landscaping

26. A number of trees would be removed as a result of the proposed development and an indicative landscaping scheme has been submitted to mitigate for this. The submitted scheme is a useful indication of the applicant's intentions for the site and it shows that planting along the boundary of the site as well as within the site is proposed. I have no objections in principle to the indicative landscaping scheme, however a condition should be attached to any grant of planning permission requiring a full landscaping scheme to be submitted, which addresses the points raised by Jacobs Babbie (Landscape) particularly

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in relation to wider views of the site, the amount of planting proposed, external lighting, the location of contractors' compounds and service runs. The landscaping scheme should also take into account the advice given by Kent Police with regards to security issues. The applicant has stated that the detailed scheme would also address the area adjacent to Sammy's youth club, where it has been suggested that land should be set aside for outdoor recreation for the club.

Protected Species

27. Given that there are existing buildings to be removed and a pond is located within 500 metres of the school site, there is the potential for bats and great crested newts to be found at the site and the applicant is proposing to undertake further surveys to address this issue. As these species are protected, if they are found to be present at the site, a suitable mitigation plan would need to be developed for approval by the relevant authority. With regard to bats, taking into consideration the fact that a survey for bats is currently being conducted, should Members be minded to grant planning permission for the development this should be subject to conditions requiring any necessary mitigation work to be submitted for approval and carried out before any development commences on site. With regard to great crested newts as the required further survey work cannot be undertaken until at the earliest March, it would be inappropriate to hold up the issuing of any decision notice pending the results of the survey. Therefore I would advise that should Members be minded to grant planning permission for the development this should be subject to conditions requiring the required surveys and any necessary mitigation measures to be undertaken prior to any development commencing on site. Any further information received on this aspect of the development will be reported verbally at the meeting.

Archaeology

28. The school site lies within an area, where there is considerable potential for archaeological remains to be encountered and the County Archaeologist has stated that there are several buildings of architectural historic interest on the application site (particularly the Wolfe and Harvey buildings and the air raid shelters). The County Archaeologist has stated that it would be preferable to retain and enhance these historic buildings and incorporate these into the new scheme and that if this is not possible historic building recording should be undertaken. I would advise that it is the intention of the scheme to retain the Wolfe and Harvey buildings (see attached plans) and that in terms of the design of the overall scheme, it would not be preferable to retain the air raid shelters. A condition should therefore be placed on any grant of planning permission requiring historic building recording to be undertaken prior to the commencement of any development on the site. It is further recommended by the County Archaeologist that with regards to buried archaeology, archaeological evaluation works followed by appropriate mitigation measures should be undertaken and this should be required by condition.

Access and Parking

29. It is proposed to retain the existing vehicular entrance and exit from Malling Road along with the existing drop off point and to rationalise the existing parking facilities within the site (see attached plan). Originally, this would have resulted in a reduction from 94 car parking spaces (unmarked and marked) to 82 marked out spaces. However, following concerns which have been raised about the access and parking at the site, the number of spaces proposed has since been increased to 114 (to take into account the parking

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needs of the adult education centre to the north of the footpath). Final comments on this aspect of the development are currently awaited from the Area Transportation Manager and will be reported verbally at the meeting.

30. The main vehicular problems at the site appear to occur at the end of the school day when parents enter the site, park and obstruct the drop-off area and bus lay-by. That prevents the school bus from parking and results in the stacking back of vehicles within the site. Whilst it might be possible to enlarge the drop off area, I do not consider that this would solve the problems that are currently being experienced and may in fact encourage more parents to enter the site. The applicant's agent has stated that the landscaping improvements and demolition of the adjacent air raid shelter would improve accessibility between the drop off area and the main school entrance but I would suggest that to improve traffic flow at peak times a reserved space should be provided and managed where the school bus can wait without impeding the through traffic flow for example, a dedicated bus layby at the end of the existing drop-off area could be provided. Comments on this aspect of the development are currently awaited from The Area Transportation Manager and will be reported verbally at the meeting. If deemed to be appropriate, this matter could be addressed through a suitably worded condition.
31. The applicants agent has stated that a School Travel Plan would encourage the use of more sustainable means of access to the school and that this in turn should encourage reduced demand for parking provision. This is very important given the increase in the school roll that would occur as a result of the development. The production of the School Travel Plan should be required by condition and should be required to be implemented on the first occupation of the development.
32. Tonbridge and Malling Borough Council has requested the submission of a programme of construction works traffic movements and timings. Again this could be required by condition.

Public Right of Way

33. As outlined in paragraph (1), the school site is divided by public footpath MR75. This footpath provides a direct access to the school site for pupils and also provides a link between Malling Road and Tom Joyce Close/Hollow Lane. During the development it would be necessary to temporarily close this footpath and the applicant should be advised of this by condition. Various consultees have made comments on the public footpath with suggestions being made that the footpath be redirected or removed or being solely for school use; that the footpath be widened to a segregated footway/cycleway; that the path surface be improved. The applicant in response to these comments has stated that as the public footpath is outside the planning application area, no enhancements to the footpath are included as part of the application. They acknowledge the concerns that have been raised and confirm that any suggested improvements will be re-visited and considered in the light of the School Travel Plan that is currently being developed by the school. I consider that it would not be appropriate to close the footpath to users other than the School and given the amount of land that would be involved and the potential objections that may be received from the other users of the footpath, it may be difficult to satisfactorily widen the footpath. However, I do consider that as a number of pupils at the school do and would use the footpath, that it would be sensible for the condition of footpath (MR75) to be improved and this could be achieved through a suitably worded condition.

Contamination

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34. Concerns have been raised by the Environment Agency that the previous use of the site could have resulted in contamination of the land occurring. The applicants submitted a desk top study, preliminary site appraisal and a geotechnical and environmental investigation report as background information and as a result, the Environment Agency has recommended further investigations of hydrocarbon spillages at the site and the identification of any necessary remediation works before any site clean up works are commenced. Conditions should be placed on any grant of planning permission relating to these issues and an informative should advise the applicants of the additional comments of the Environment Agency.

Temporary Facilities

35. As the development would be built in phases, it would be necessary to provide some temporary car parking and temporary mobile classrooms during the construction period. That would include the provision of one double classroom with use for art classes and two double classrooms in connection with adult education facilities. I have no objection in principle to these temporary facilities being provided, however a planning condition should be placed on any grant of planning permission requiring the removal of these facilities on the completion of the development and the reinstatement of the areas back to their former condition.

Need

36. Due to the material planning objections which have been raised, need becomes a balancing factor. In terms of the need for the development there is a clear need to replace the inadequate and unsuitable buildings at the site with more modern accommodation that meets the need of the modern curriculum. Under the circumstances, I would not question the need for the proposed development.

Conclusion

37. Overall the application has to be considered in relation to the location of the proposed development set against the impact of the proposal in the context of the Development Plan. On balance, I consider the location and design of the development to be acceptable and that the development would represent an opportunity to improve and enhance the school site overall in line with development plan policies. Whilst a number of detailed concerns have been raised mainly relating to the access and parking at the site and the Public Right of Way, these matters can be addressed through suitably worded conditions. I therefore recommend accordingly.

Recommendation

38. I RECOMMEND that SUBJECT TO the results of the bat survey PERMISSION BE GRANTED SUBJECT TO conditions including the standard time limit, the development be carried out in accordance with the approved plans, the provision of an archaeological programme of works, the submission, approval and subsequent implementation of a scheme of landscaping, the submission and approval of all materials to be used externally, the submission of details of all walls, gates fences or other means of enclosure. Further investigations of hydrocarbon spillages and any necessary remediation works, improvement of Public Footpath MR75, details of amendments to staircase, submission of a travel plan, details of external lighting, details of a programme of construction works, traffic movements and timings, details of re-location of the bin store, a further great crested newt survey and any necessary mitigation works

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to be carried out, any necessary bat mitigation works, removal of temporary car parking and mobile classrooms.

Case officer - Lucy Owen	01622 221053
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Background documents - See section heading
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